**Las Brisas Homeowners Association Board of Directors Meeting Minutes**

Thursday July 15th, 2021 - 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/89873571500>

Meeting ID: 898 7357 1500

Members Present: Mary Valikai,, Becky Diebel, Johnny Cesaretti, Rhonda Oliver, Matt Trink

Members Absent: None

Others Present: Dick

This meeting was held via teleconference due to COVID-19 and the statewide recommendations to maintain physical distancing when possible.

**Board of Directors Meeting –**

1. **Call to Order**

Motion from Matt Trink to move the meeting into regular session at 7:07. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

1. **June 17th, 2021 meeting minutes were approved on 06/20/2021 via email**
2. **Homeowners’ Forum –**
3. **Maintenance Update -**
4. **Current Business –** 
   1. Tempe City Grant – last area to be xeriscaped for $7,700 - update

Discussion: Revised area slightly to decrease costs to $5,500 or less with focus on areas around damaged retaining walls that are getting re stuccoed.

* 1. City of Tempe Code Compliance violation with a response date of 7/31/2021.-update

Discussion: We received an extension on this correction. We have been waiting on bids for water to provide water for pressure washing. Board will be able to run some hoses to provide water from various sources. We need to have a 1099 ready for the person who will do the stucco repair. Rhonda will speak to the city representative and let him know that we have approved a bid and are working to get the repairs scheduled.

* 1. Eucalyptus Tree Trim at River and Broadway – part of the $3,050 bid from T&T

Discussion: T&T trimmed the wrong tree and were supposed to come to trim the correct tree on Tuesday but did not show up. They also didn’t show up on Wednesday.

* 1. Palm Tree Removal of two diseased trees - Storm damage cleanup bid from Turf and Trees for $2,200 (one palm tree included) Vote required

Discussion: Turf and Trees offered not to bill for 7/14/21 when they were not out due to rain.

Motion by Matt Trink: Approve bid for $2200 for storm damage clean up and removal of palm tree. Seconded by: Becky Diebel

Vote: Unanimous

Revolved: Motion Carried

* 1. Invoice from Maganas Landscaping for $1,235

Discussion: Dick thinks it should be less than the original invoice and offered $640. The vendor disagreed initially but then said that he would accept the lower price suggested by Dick. He said that he would send a new invoice but has not done so yet. This was the emergency leak repair in front of the RV Lot. We need an invoice before we can vote.

* 1. City of Tempe required backflow assembly test – due 7/31/2021

Discussion: This has been done!

* 1. City of Tempe grant update for 20/21 & 21/22

Discussion: Grant bid for sign was approved. Rhonda will start working on getting things ready for the next grant year.

* 1. Feedback on a Recurring Maintenance List (daily, weekly, monthly, etc.)

Discussion: Rhonda has continued to work on this. It has been added to google sheets.

* 1. Oleander Maintenance Plan

Discussion: Oleander’s look good for now and we will continue to monitor.

* 1. 1544 Architectural Change with Roof Modification

Discussion: Homeowner provided information for his vendor saying the board could contact with questions. Board feels fine with him moving forward as he has taken full responsibility for the changes.

* 1. Report from homeowner at 1718 River that painting was not finished and clean up was not done. -was this resolved by Ruben’s paint?

Discussion: This has been taken care of.

**COMMITTEE REPORTS**

* 1. Finance

-Factors to consider for a dues increase in September –

-Increasing costs of lumber, construction and insurance.

-Cost to live in Phoenix is continuing to rise as well as the cost of services. We will most likely need to increase dues but we would like to include a letter with highlights about what major projects cost this past year.

-Reserve study –Would be good to know what we need to have in reserve to be safe.

* 1. Landscaping –
  2. Maintenance –
* Motions passed via email:

| Motion to remove Tom Tait for lack of attendance at the regular meetings |
| --- |
| Bid of $6,400 from Organic Construction to repair carports at 2123 and 2127 Margarita |
| Bid of $1,225 to repair additional weak areas on the roof at 2022 Solana |
| Bid of $5,700 from Robert Betorm to repair stucco walls in front of the complex and on the walking paths |
| Bid of $11,000 from Ultra Improvements for Roof Replacement at 1617 S River |

* 1. Roof Maintenance-
  2. Architecture
* None
  1. Rules and Violations –
* Letter sent to 2126 Rosarita Re: Landscaping
* Second notices sent out or places on homes for palm tree trimming
* Notices placed on bins left visible in carports and sides of homes
  1. Newsletter-
* **Adjournment**

Motion from Matt Trink: Adjourn meeting at 7:47. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

Next Meeting: August 19th at 7pm.

Minutes Prepared by: Becky Diebel